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H-8448  
S. Meksula

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: CITY OF LONDON BLAKIE ROAD AND BRECK AVENUE SERVICING AREA SEPTEMBER 8, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Planner II, Development Planning, based on the application of the City of London relating to the Blakie Road and Breck Avenue Servicing Area the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 15, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the Blakie Road and Breck Avenue Servicing Area **FROM** a Holding Light Industrial (h-17\*L11/L17) Zone **TO** a Light Industrial (L11/L17) Zone to remove the "h-17" holding provision.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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To remove the holding "h-17" symbol which requires full municipal sanitary sewer and water services for new development.






<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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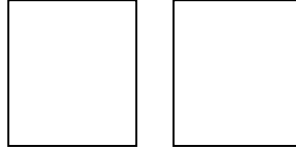
Servicing has been constructed in the Blakie Road and Breck Avenue Servicing Area in 2011. Sanitary and water servicing now exists allowing the holding provision to be removed from the zoning on the subject lands.

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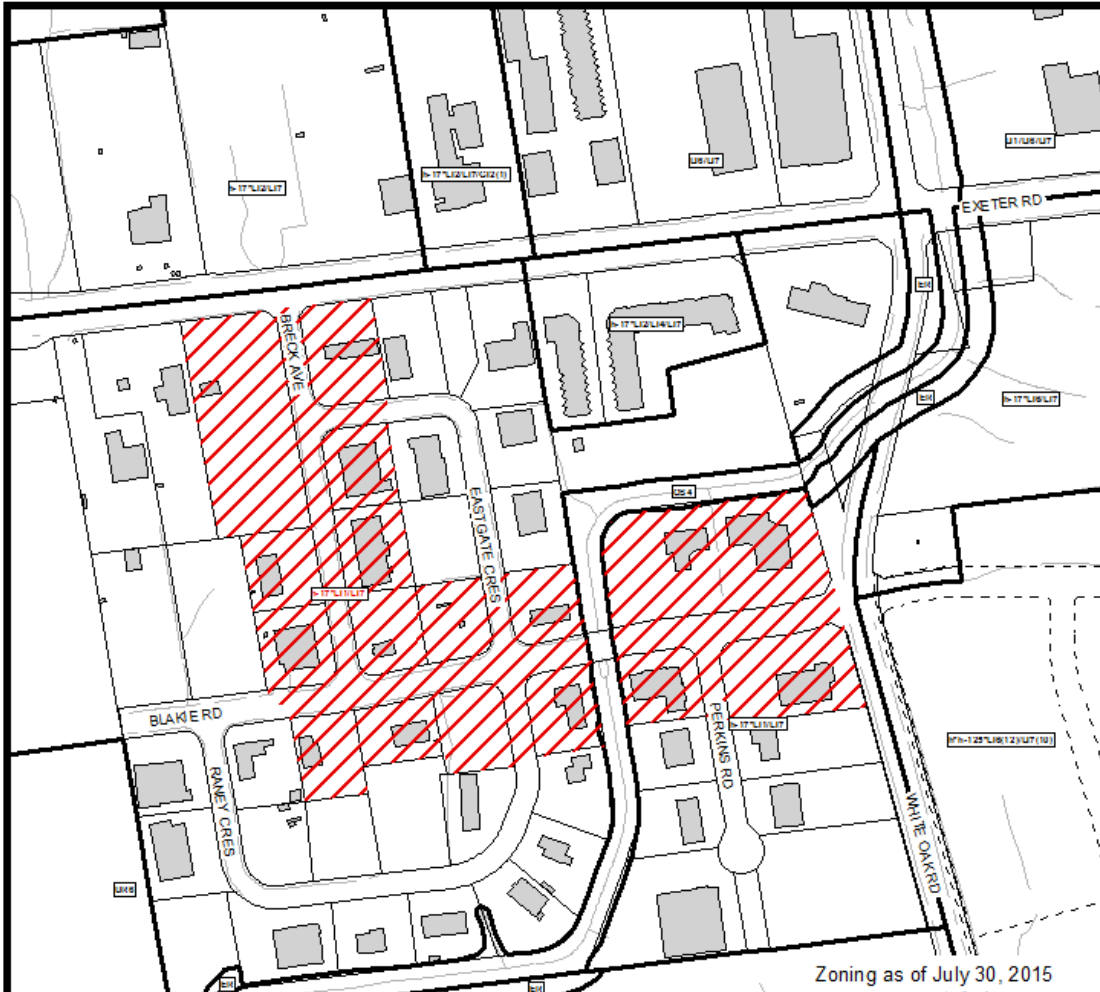
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


<p><b>LOCATION MAP</b></p> <p>Subject Site: Blakie Road and Breck Avenue Servicing Area Applicant: City of London File Number: H-8448 Planner: Sean Meksula Created By: Sean Meksula Date: 2015-01-16 Scale: 1:5000</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li> Subject Site</li><li> Parks</li><li> Assessment Parcels</li><li> Buildings</li><li> Address Numbers</li></ul>
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 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            |                                   |
| R7 - SENIOR'S HOUSING                     | OS - OPEN SPACE                   |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | CR - COMMERCIAL RECREATION        |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | ER - ENVIRONMENTAL REVIEW         |
| R10 - HIGH DENSITY APARTMENTS             |                                   |
| R11 - LODGING HOUSE                       | OB - OFFICE BUSINESS PARK         |
|   | LI - LIGHT INDUSTRIAL             |
| DA - DOWNTOWN AREA                        | GI - GENERAL INDUSTRIAL           |
| RSA - REGIONAL SHOPPING AREA              | HI - HEAVY INDUSTRIAL             |
| CSA - COMMUNITY SHOPPING AREA             | EX - RESOURCE EXTRACTIVE          |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | UR - URBAN RESERVE                |
| BDC - BUSINESS DISTRICT COMMERCIAL        |                                   |
| AC - ARTERIAL COMMERCIAL                  | AG - AGRICULTURAL                 |
| HS - HIGHWAY SERVICE COMMERCIAL           | AGC - AGRICULTURAL COMMERCIAL     |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL               | TGS - TEMPORARY GARDEN SUITE      |
| SS - AUTOMOBILE SERVICE STATION           | RT - RAIL TRANSPORTATION          |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL |                                   |
| OR - OFFICE/RESIDENTIAL                   | "h" - HOLDING SYMBOL              |
| OC - OFFICE CONVERSION                    | "D" - DENSITY SYMBOL              |
| RO - RESTRICTED OFFICE                    | "H" - HEIGHT SYMBOL               |
| OF - OFFICE                               | "B" - BONUS SYMBOL                |
|   | "T" - TEMPORARY USE SYMBOL        |

**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING  
BY-LAW NO. Z.-1  
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
H-8448 SM

MAP PREPARED:  
August 20, 2015 JTS

1:5,000  
0 25 50 100 150 200  
Meters

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**H-8448**  
**S. Meksula**

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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Environmental and Engineering Services Department

There is a 450mm trunk sanitary sewer on Breck Avenue and a 675mm trunk sanitary sewer on Blakie Road. The City of London's Environmental and Engineering Services Department has not identified any concerns with respect to the aforementioned Zoning By-Law amendment application.

<b>BACKGROUND</b>	
<b>Date Application Accepted:</b> January 16, 2015	<b>Applicant:</b> City of London
<b>REQUESTED ACTION:</b> An amendment to the zoning by-law to remove the holding provision that requires full municipal sanitary sewer and water services be available to service the site.	
<b>PUBLIC LIAISON:</b>	Notice of intent to remove the holding provision was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 29 <sup>th</sup> , 2015.
<b>Nature of Liaison:</b> Same as requested action.	
<b>Responses:</b> None	

<b>ANALYSIS</b>
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The purpose of applying holding provisions is to ensure that certain requirements have been addressed to the satisfaction of Council, prior to development. The following lists the holding provision, and how it has been satisfied:

**h-17-** The (h-17) holding provision is to ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.  
Permitted Interim Uses: Dry uses on individual sanitary facilities permitted by the applied zone.

The subject lands are located in the Blakie Road and Breck Avenue Servicing Area. A holding provision was attached to the properties in this area during the 2005 annex area Zoning By-law Amendment Z.-1 051390 to ensure that properties in the area would connect to municipal servicing once it became available.

In 2011, servicing was constructed in the Blakie Road and Breck Avenue Servicing Area by the City of London. Sanitary and water servicing now exists allowing the holding provision to be removed from the zoning on the subject lands. There is a 450mm trunk sanitary sewer on Breck Avenue and a 675mm trunk sanitary sewer on Blakie Road. The City of London's Environmental and Engineering Services Department initiated the application to remove the "h-17" provision on the area that has been serviced by the City. This will avoid the need for separate applications from individual property owners within the area.

Based on the above, it is recommended that the holding provision (h-17) be removed from these lands.

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<b>CONCLUSION</b>
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At this time the holding (h-17) provision can be removed from the zoning on the subject lands.

<b>PREPARED and RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>SEAN MEKSULA PLANNER II DEVELOPMENT PLANNING</b>	<b>LOU POMPILII, MCIP, RPP MANAGER DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

August 28, 2015  
SM/sm

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2015\H-8448 -Blakie Road\_Breck Avenue Servicing Area\_City of London (SM)\Report to PEC  
H-8448.doc

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**H-8448**  
**S. Meksula**

Bill No. (Number to be inserted by Clerk's Office)  
2015

By-law No. Z.-1- \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for the lands located at 4010, 4021, 4050, 4074, 4075, 4099 and 4104 Breck Avenue, 4045, 4056, 4096, 4186 and 4153 Blakie Road, 4129 and 4134 Eastgate Crescent, 4122 and 4141 Raney Crescent, and 4154 Perkins Road.

WHEREAS City of London has applied to remove the holding provision from the zoning for the lands located at 4010, 4021, 4050, 4074, 4075, 4099 and 4104 Breck Avenue, 4045, 4056, 4096, 4186 and 4153 Blakie Road, 4129 and 4134 Eastgate Crescent, 4122 and 4141 Raney Crescent, and 4154 Perkins Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 4010, 4021, 4050, 4074, 4075, 4099 and 4104 Breck Avenue, 4045, 4056, 4096, 4186 and 4153 Blakie Road, 4129 and 4134 Eastgate Crescent, 4122 and 4141 Raney Crescent, and 4154 Perkins Road, as shown on the attached map to remove the holding provision so that the zoning of the lands as a a Light Industrial (LI1/LI7) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 15, 2015.

Matt Brown  
Mayor

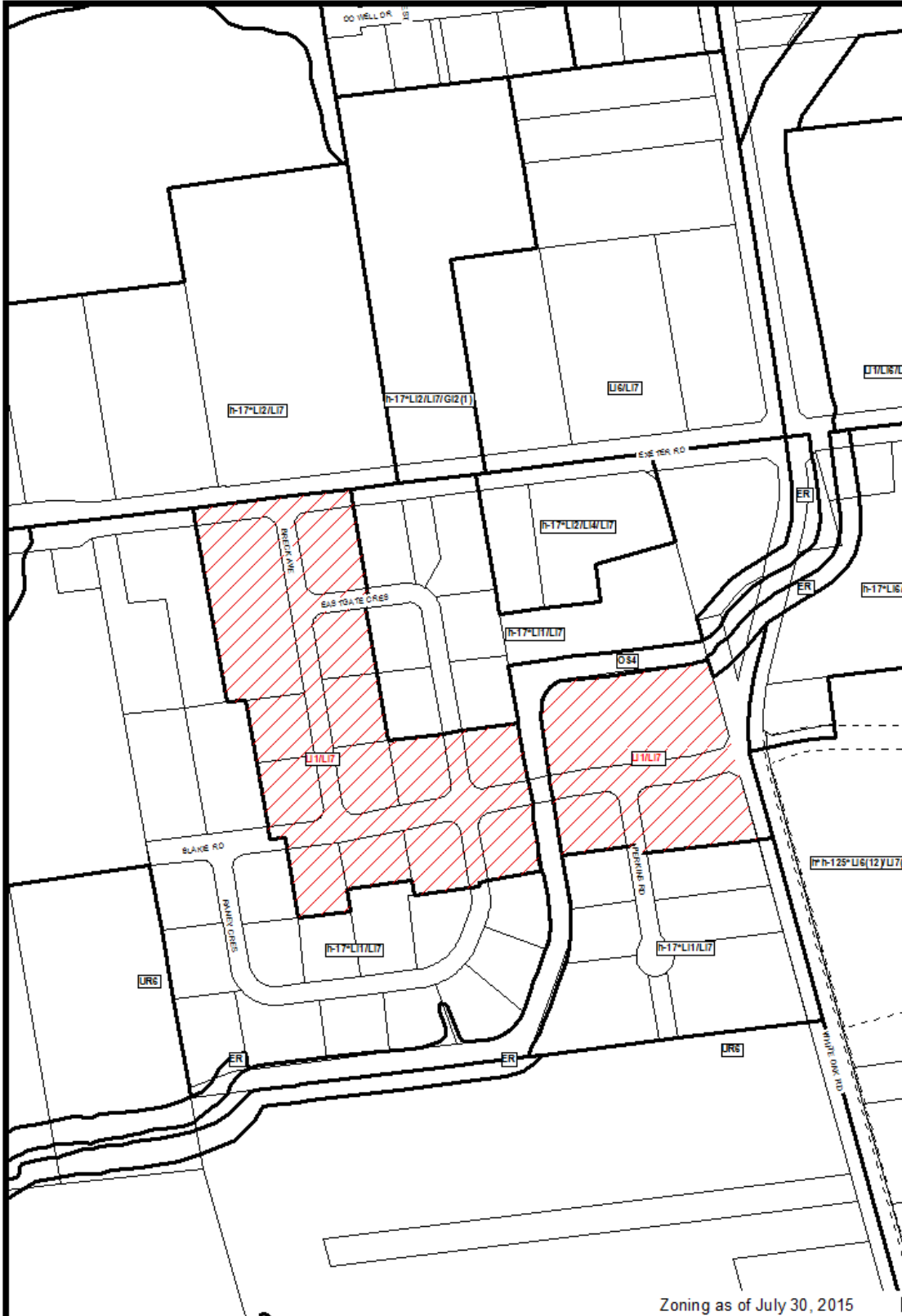
Catharine Saunders  
City Clerk

First Reading - September 15, 2015.  
Second Reading - September 15, 2015.  
Third Reading - September 15, 2015.

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H-8448  
S. Meksula

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of July 30, 2015

File Number: H-8448  
Planner: SM  
Date Prepared: August 20, 2015  
Technician: JTS  
By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

